Document #4957

9/23/87

DOCUMENT #4957/18

MEMORANDUM SEPTEMBER 23, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on forty-nine zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

Neighborhoods	Recommendations			
	Approval	Denial	Denial w/o Prejudice	Deferral
Allston-Brighton	1	3		
Back Bay	3	1		
Beacon Hill	1		1	
Charlestown	3			
Chinatown				
City Proper	1			
Dorchester	3	1	1	
East Boston	2			
Fenway				
Government Center				
Hyde Park	2		1	
Jamaica Plain	1	1		1
Kenmore	1			
Mattapan	1			1
North End				
Roslindale	1	1	1	
Roxbury	3			
South Boston	4	1		2
South Cove				
South End	1			
West Roxbury	2			1

ZON9/K/092187/1

Allston-Brighton

Denial	Z-10427.	127 Nottinghill Road, dormer inappropriate.
Denial	Z-10446.	27 Kelly Court, two-story addition.
Approval	Z-10436.	5 Cygnet Street, rear addition.
Denial	Z-10462.	16 Colliston Road, six to seven apartments.

Back Bay

Denial	Z-10468.	50 Commonwealth Avenue, beauty salon.
Approval	Z-10476.	28 Newbury Street, interior expansion.
Approval	Z-10484.	322 Newbury Street, one-story addition.
Deferral	Z-10434.	425 Boylston Street. Meet with community group.
Approval	Z-10481.	777-793 Boylston Street, outdoor seating.

Beacon Hill

Approval	Z-10453.	23 Ridgeway Lane, legalize roof addition.
Denial w/o Prejudice	Z-10425.	13 Lindall Place, Meet with Authority and neighbors.

Charlestown

Approval	Z-10443-10445.	285-287 Main Street, combine building for six apartments and three stores.
Approval	Z-10635.	11 Mt. Vernon Street, rear addition.
Approval	Z-10678-10682.	464-472 Main Street, variances inadvertently omitted.

City Proper

Approval	Z-10432.	172-180 Federal Street, take-out restaurant.

Dorchester

Denial w/o Prejudice	Z-10083-10466.	32 Norfolk Street, meet with neighborhood council.
Approval	Z-10437.	55 Rockne Avenue, renovation of and addition to porch.
Approval Denial	Z-10441-10441.	81-83 West Cottage Street two to three-family dwellings; subdivision.
Denial	Z-10454.	719 Washington Street, meet with community.
Approval	Z-10496.	49-53 Glide Street, three unit townhouse.
Approval	Z-10641-10643.	57-59 Sumner Street. Ten apartments.

East Boston

Approval	Z-10470.	65 Lexington Street, two-family dwelling.
Approval	Z-10503.	500-536 Border Street, day care center.

Hyde Park

Denial w/o Prejudice	Z-10433.	261-265 Huntington Avenue, meet with community and Authority.
Approval Denial	Z-10461.	1893-1897 River Street, retail stores; storage of contractor's equipment.
Approval	Z-10480.	16-18 Gordon Avenue, two-family dwelling.

Jamaica Plain

Approval	Z-10474.	275 Forest Hills Street, two-family dwelling.
Deferral	Z-10426.	294 Chestnut Street, meet with neighborhood council.
Denial	Z-10479.	12 Ashley Street, coin operated laundry.

Kenmore

Approval	Z-10477.	677-679 Beacon Street, research laboratory, keeping of laboratory animals.

Mattapan

Approval	Z-10438.	23 Bluefield Terrace, rear addition.
Deferral	Z-10440.	522-530 River Street, day care center.

Roslindale

Denial w/o Prejudice	Z-10012.	4040 Washington Street, project to be revised.
Denial	Z-10439.	144 Newburg Street, change from one to two-family dwelling.
Approval	Z-10451.	9 Quarley Road, rear addition.

Roxbury

Approval	Z-10602-10605.	14-20 Linwood Street, twelve condo units.
Approval	Z-10429.	18 Langdon Street, enclose rear porch.
Deferral	Z-10552	76-82 Blue Hill Avenue, five townhouse units.

South Boston

Deferral	Z-10298.	25 Northern Avenue, Authority review.
Denial	Z-10371.	707 East Broadway, lodging house.
Approval	Z-10430.	1496 Columbia Road, rear addition.
Approval	Z-10467.	242 West Third Street, two to three-family dwelling.
Approval	Z-10475.	289 K Street, two to three-family dwelling.
Approval	Z-10504.	119-121 West Third Street, four apartments.
Deferral	Z-10516-10518.	119-125 Bolton Street, meet with community and Authority.

South End

Approval	Z-10465.	801 Albany Street, scientific research and training labs.

West Roxbury

Approval	Z-10482.	9 Dana Road, one-family dwelling.
Approval	Z-10327.	180 Stimson Street, one-story rear addition.
Deferral	Z-10450.	7 Long Terrace, review plans with neighborhood council.

BOARD OF APPEAL REFERRALS SEPTEMBER 23, 1987

		Hearing	
1.	Z-10012	9/29/87	Whipple Avenue Realty Trust 32 Norfolk Street, Dorchester
* 2.	Z-10083 & 10466	9/29/87	Lucien Moreau 32 Norfolk Street, Dorchester
3.	Z-10298	9/29/87	The McCourt Company Austin P. Regoluso 25 Northern Avenue, Boston
4.	Z-10327	9/29/87	Joseph M. & Kathleen A. Flanagan 180 Stimson Street, West Roxbury
5.	Z-10365	9/29/87	Walter W. Lacey 11 Mt. Vernon Street, Charlestown
6.	Z-10371	9/29/87	Peter Norton 707 East Broadway, South Boston
7.	Z-10425	9/29/87	Lindall Place Trust Edward J.Denning, Trustee 13 Lindall Place, Boston
8.	Z-10426	9/29/87	Terrance Steele 294 Chestnut Avenue, Jamaica Plain
9.	Z-10427	9/29/87	Scott Boches 127 Nottinghill Road, Allston
*10.	Z-10429	9/29/87	Manuel DeBurgo 18 Langdon Street, Roxbury
11.	Z-10430	9/29/87	Joseph G. McDonald 1496 Columbia Road, South Boston
12.	Z-10432	9/29/87	176 Federal Street Realty Trust 172-180 Federal Street, Boston
*13.	Z-10433	9/29/87	Huntington Avenue Development Leo J. Lydon 261-265 Huntington Avenue, Hyde Park
*14.	Z-10434	9/29/87	Book Associates T. Garrick Streele 425 Boylston Street, Boston
15.	Z-10436	9/29/87	Colin Campbell 5 Cygnet Street, Brighton

*not included in original submission

BOARD OF APPEAL REFERRALS SEPTEMBER 23, 1987

		Hearing	
16.	Z-10437	9/29/87	John F. Canney 55 Rockne Avenue, Dorchester
17.	Z-10438	9/29/87	Edward L. Bullock 23 Bluefield Terrace, Mattapan
18.	Z-10439	9/29/87	Debbie DeMello 144 Newburg Street, Roslindale
*19.	Z-10440	9/29/87	Mattapan Church of Christ James L. Anderson 522-530 River Street, Mattapan
20.	Z-10441-10442	9/29/87	Ronald C. DiGregorio 81-83 West Cottage Street, Dorchester
21.	Z-10443-10445	9/29/87	285 Main Street Trust Jeffrey F. Allsopp, Trustee 285-287 Main Street, Charlestown
22.	Z-10446	10/6/87	Ronald K. Quan & Wai Kee Wai 27 Kelley Court, Brighton
23.	Z-10450	10/6/87	Rosemary McCollum 7 Long Terrace, West Roxbury
24.	Z-10451	10/6/87	Abelardo Bombiela 9 Quarley Road, Roslindale
25.	Z-10453	10/6/87	Andrea Lamp Peabody 23 Ridgeway Lane, Boston
26.	Z-10454	10/6/87	Horatio Davids 719 Washington Street, Dorchester
27.	Z-10461	10/6/87	Schiavo Realty Trust 1893-1897 River Street, Hyde Park
28.	Z-10462	10/6/87	Louis Robinson, Trustee 16 Colliston Road, Allston
29.	Z-10465	10/6/87	Community Development Corporation of Boston, Inc. 801 Albany Street, Boston
*30.	Z-10467	10/6/87	Edward Austras 242 West Third Street, South Boston
31.	Z-10468	10/6/87	50 Capitol Realty Trust 50 Commonwealth Avenue, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS SEPTEMBER 23, 1987

		Hearing	
32.	Z-10470	10/6/87	Richard Merlino 65 Lexington Street, East Boston
33.	Z-10474	10/6/87	Louis L. Lima 275 Forest Hills Street, Jamaica Plain
34.	Z-10475	10/6/87	Yvonne M. Arts 289 K Street, South Boston
35.	Z-10476	10/6/87	The New England School of Arts & Design 28 Newbury Street, Boston
36.	Z-10477	10/6/87	Dr. Martin Moore-Ede 677-679 Beacon Street, Boston
37.	Z-10479	10/6/87	Sombat & Maria Pronprasert 12 Ashley Street, Jamaica Plain
38.	Z-10480	10/6/87	Patrick Byrne & Richard True 16-18 Gordon Avenue, Hyde Park
39.	Z-10481	9/15/87	J. C. Hillary's Ltd. Mark Hardzfeld 777-793 Boylston Street, Boston
40.	Z-10482	10/6/87	Catherine E. Henry 9 Dana Avenue, West Roxbury
41.	Z-10484	10/6/87	Boston Architectural Center, Inc. 322 Newbury Street, Boston
42.	Z-10496	9/29/87	Daniel R. Burke 49-53 Glide Street, Dorchester
43.	Z-10503	10/6/87	East Boston Shore Plaza Associates 500-536 Border Street, East Boston
44.	Z-10504	10/6/87	Brian Cloherty 119-121 West Third Street, South Boston
*45.	Z-10516-1-518	10/6/87	Flygoe Realty Trust Peter T. Igoe 119-125 Bolton Street, South Boston
46.	Z-10602-10605	10/6/87	Linwood Court Association Realty Trust 14-20 Linwood Street, Roxbury
47.	Z-10641-10643	9/24/87	Sumner Street Development Trust Gary W. Hendren 57-59 Sumner Street, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS SEPTEMBER 23, 1987

		Hearing	
48.	Z-10678-106882	10/6/87	Charlestown Economic Development Corporation 464-472 Main Street, Charlestown
*49.	Z-10552	9/24/87	Woodbine Associates, Inc. John N. Fripp, President 76-82 Blue Hill Avenue, Roxbury

*not included in original submission

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87

Z-10012
Whipple Avenue Realty Trust
4040 Washington Street
Roslindale

Site: 37,312 Square feet of land

District(s): Residential, three-family (R-.8)

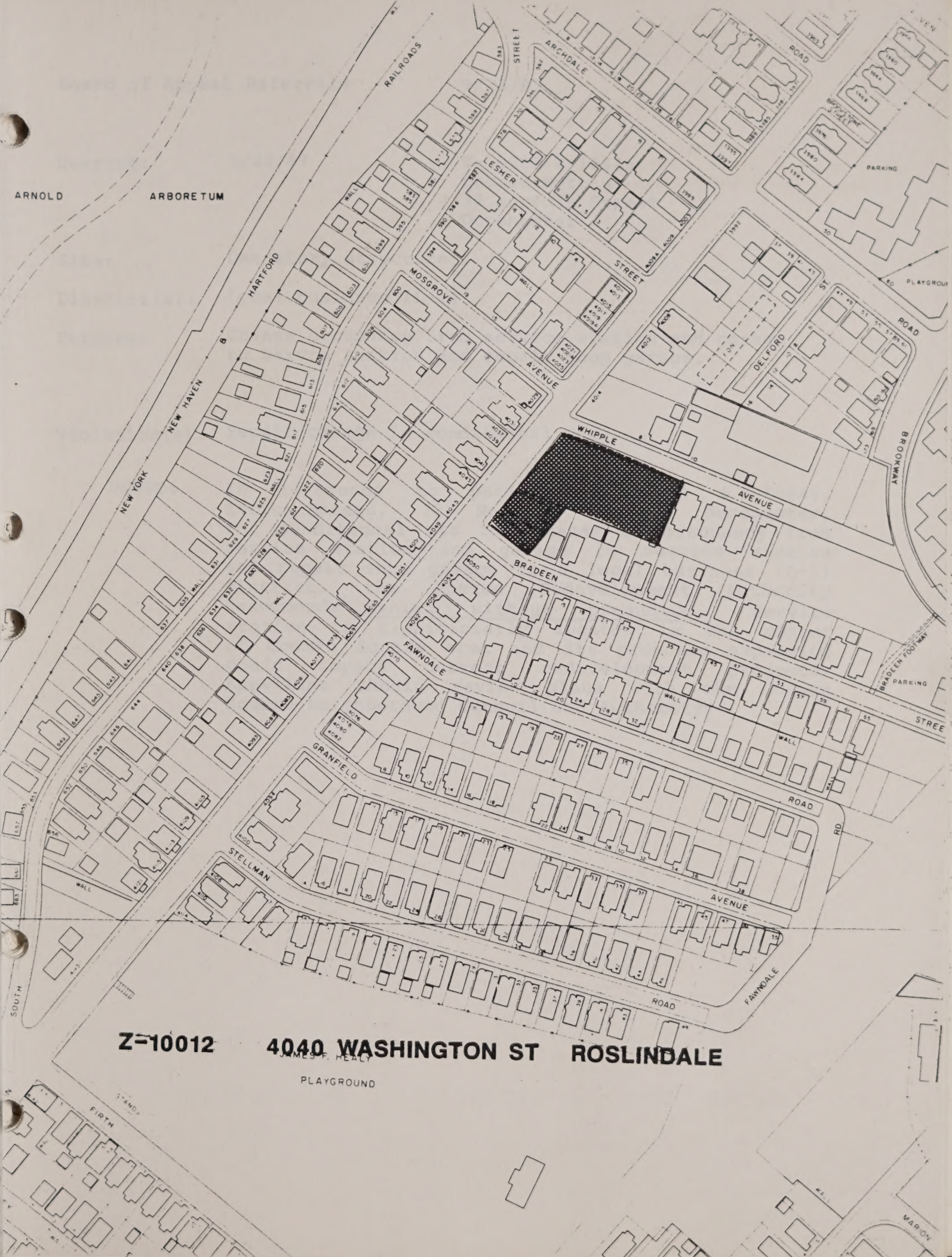
Purpose: Erect four-story 56-unit apartment structure.

Violation(s): Off-street parking not allowed in front or side yards.

Insufficient lot area, open space, and rear yard.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-10012, Whipple Avenue Realty Trust, 4040 Washington Street, Roslindale, for six variances to erect four-story 56-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Developer has substantially revised the original project; the number of units has been reduced from 56 to 36, parking increased and building locations changed. New violations have been created and some existing have been eliminated by design modifications. Appellant will file a new application for the revised project.



Z-10012 4040 WASHINGTON ST ROSLINDALE

2

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87 Z-10083 & 10446
Lucien Moreau
32 Norfolk Street
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from service station and garage to servie station and repair shop garage.

Violation(s): Repair garage is conditional use.

VOTED: In reference to petitions Z-10083 & 10446, Lucien Moreau, 32 Norfolk Street, Dorchester, for conditional use for change of occupancy from service station and garage to service station and repair shop garage in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Service station is significantly located in the center of Codman Square area and its proposed expansion could impact current redevelopment projects. Appellant should review plans with the Codman Square Neighborhood Council and Authority.

Z-10083 &10466 32 NORFOLK ST DORCHESTER

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87

Z-10298
The McCourt Company
Austin P. Regoluso
25 Northern Avenue
Boston

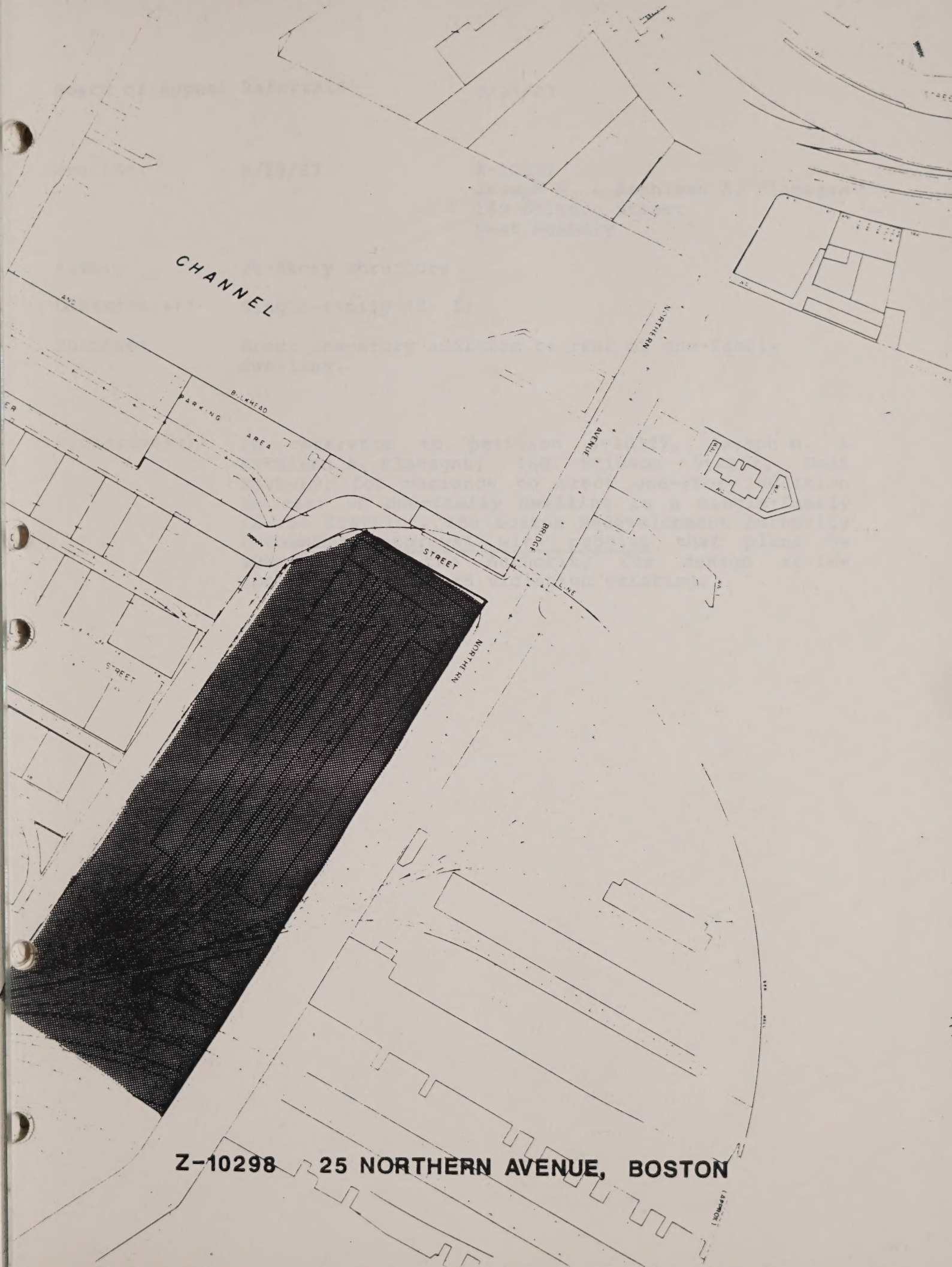
Site: Parking lot

District(s): Manufacturing (M-4) and Industrial (I-2)

Purpose: Continue use for parking of 1,200 vehicles for fee.

Violation(s): Restricted parking district.

VOTED: In reference to petition Z-10298, The McCourt Company, Austin P. Regoluso, 25 Northern Avenue, Boston, for conditional use for continued use of parking 1,200 vehicles for fee in a manufacturing (M-4) and industrial (I-2) districts, the Boston Redevelopment Authority recommends deferral for further review by Authority.



Z-10298 25 NORTHERN AVENUE, BOSTON

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87

Z-10327
Joseph M. & Kathleen A. Flanagan
180 Stimson Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to rear of one-family dwelling.

Violation(s): In reference to petition Z-10327, Joseph M. & Kathleen A. Flanagan, 180 Stimson Street, West Roxbury, for variance to erect one-story addition to rear of one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Side yard violation existing.

Z-10327 180 STIMSON ST WEST ROXBURY

5

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87 Z-10365
Walter W. Lacey
11 Mt. Vernon Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Erect two-story 14 x 25 rear addition to two-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10365, Walter W. Lacey, 11 Mt. Vernon Street, Charlestown, for variance to erect two-story rear addition to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Rear addition, 25 x 14', to structure which has been in family ownership for over thirty years will create needed space for growing family and elminate existing obsolete structure.

Z-10365 11 MT. VERNON ST CHARLESTOWN

6

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87 Z-10371
Peter Norton
707 East Broadway
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as lodging house for seven lodgers and store.

Violation(s): Lodging house is conditional use.

Insufficient rear yard.

VOTED: In reference to petition Z-10371, Peter Norton, 707 East Broadway, South Boston, for conditional use and variance to legalize occupancy for lodging house and store in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. The property is presently being used as an illegal lodging house. The building is part of a series of three-story row structures with commercial use on the first floor and residential uses on the upper floors. Concerns are recent illegal renovation work on the structure and that the use is not compatible with the existing residential character. Residents have expressed opposition to the proposed change of use.

Z-10371 707 EAST BROADWAY SOUTH BOSTON

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87

Z-10425
Lindall Place Trust
Edward J. Denning, Trustee
13 Lindall Place
Boston

Site: 1,038 Square feet of land

District(s): Apartment (H-2-65)

Purpose: Erect five-story six-unit apartment structure.

Violation(s): Excessive floor area ratio.

Insufficient open space, front, and rear yards.

VOTED In reference to petition Z-10425, Lindall Place Trust, Edward J. Denning, Trustee, 13 Lindall Place, Boston, for four variances to erect five-story six-unit apartment structure in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposal will conduct 5½-story 6-unit residential building on 1,038-square-foot site at the end of Lindall Place. The rear of site abuts MBTA Redline tracks. The site is presently occupied by a vacant, dilapidated 1½-story structure. Other six existing buildings are three- and four-story brick residential structures ranging from a single-family dwelling to buildings with four and five units. Lindall Place is a dead end street approximately 160 feet long and 30 feet wide. The proposed building site is constricted as it is located on a short 10 foot wide section of the street (includes sidewalk). There is no off-street parking and on-street parking is limited. Residential use is appropriate for site, although Redline tracks at rear of property result in considerable noise. Proposed building height (58 feet) is within height limit but excessive for street as (predominantly four and five stories) is proposed density. Both height and density should be reduced to conform to existing character of street. Beacon Hill Civic Association and many abutters are opposed. Developer should meet with Authority and community to revise proposal.

Z-10425 13 LINDALL PLACE BOSTON

8

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87 Z-10426
Terrance Steele
294 Chestnut Avenue
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from four to eight apartments; erect three-story 13 x 18 side addition.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10426, Terrance Steele, 294 Chestnut Avenue, Jamaica Plain, for variance for change of occupancy from four to eight apartments; erect three-story 13 x 18 side addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral of hearing until the Neighborhood Council and appellant review project at a meeting to which both have agreed. The Boston Landmarks Commission's Architectural Survey indicates this area known as Glenvale Park, as an Architectural Conservation District and believes it worthy of inclusion in the National Register of historic places.

Z-10426 294 CHESTNUT AVE JAMAICA PLAIN

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87 Z-10427
Scott Boches
127 Nottinghill Road
Allston

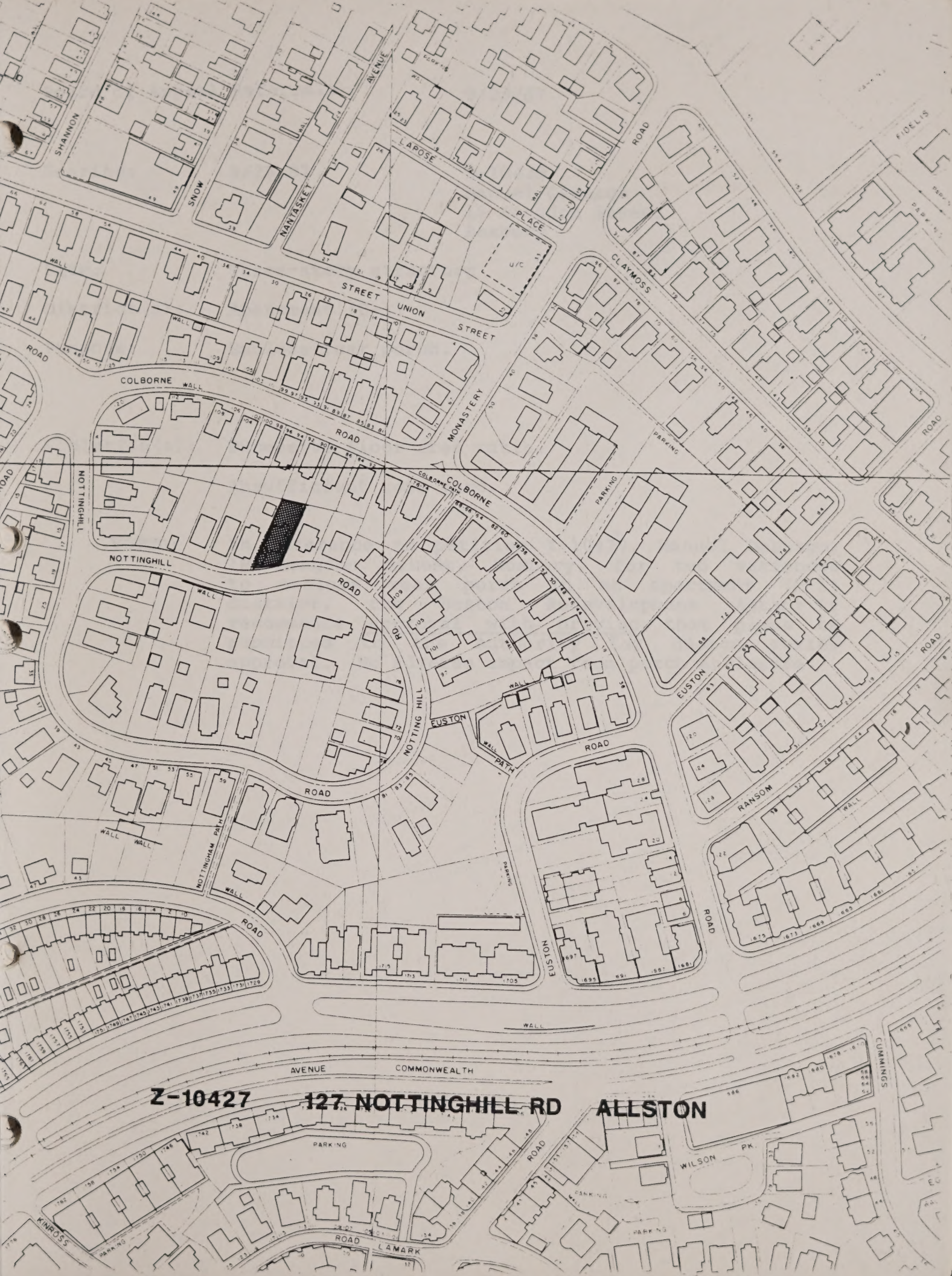
Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize side shed dormer addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10427, Scott Boches, 127 Nottinghill Road, Allston, for variance to legalize shed dormer addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Dormer addition is inappropriate and architecturally incompatible with the small 1½-story one-family structure.



Z-10427 127 NOTTINGHILL RD ALLSTON

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87

Z-10429
Manuel DeBurgo
18 Langdon Street
Roxbury

Site: Three-story structure

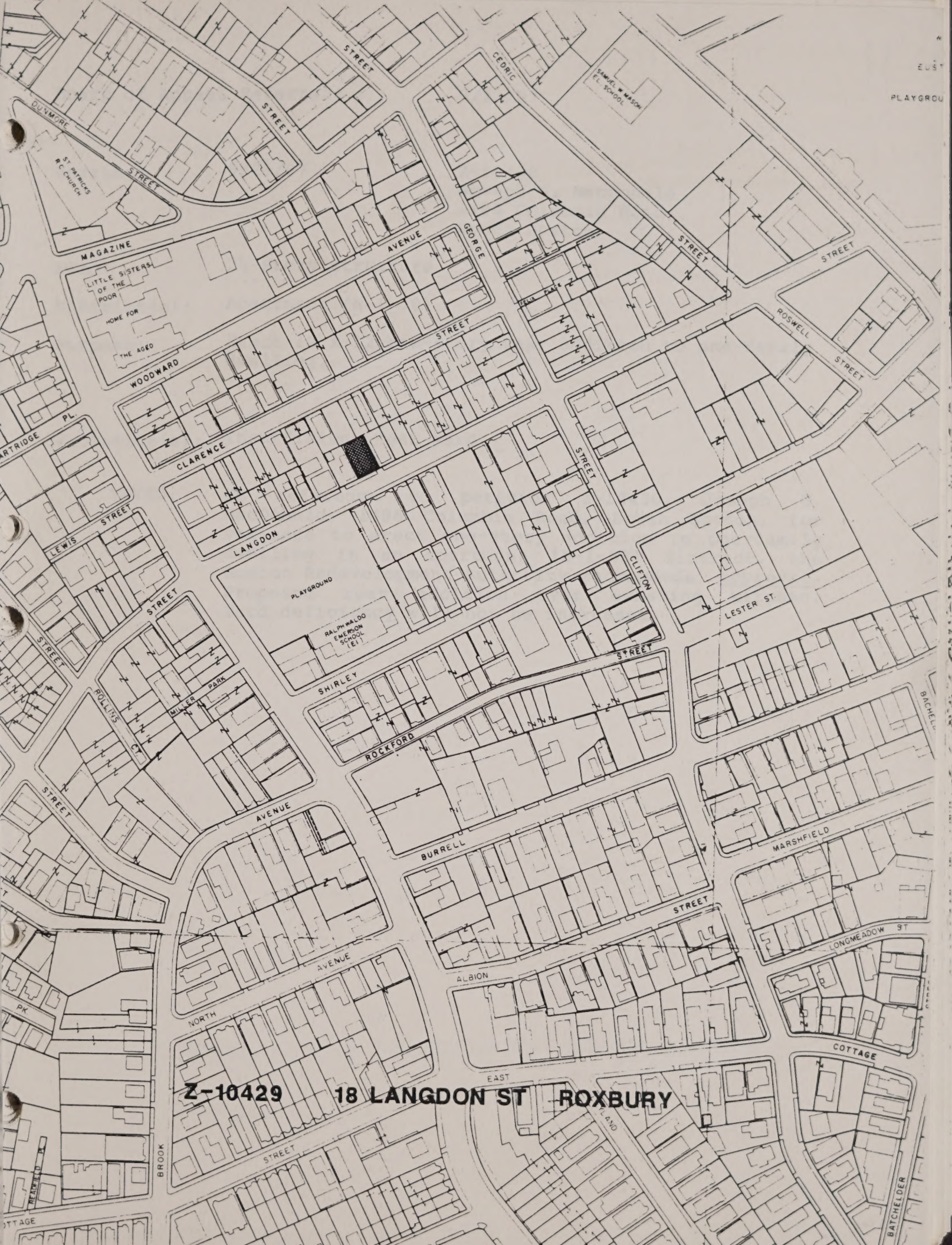
District(s): Apartment (H-1)

Purpose: Enclose rear porch.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-10429, Manuel DeBurgo, 18 Langdon Street, Roxbury, for two variances to enclose rear porch in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No adverse impact from porch enclosure.


Z-10429 18 LANGDON ST ROXBURY
MAGAZINE
WOODWARD
CLARENCE
LANGDON
SHIRLEY
ROCKFORD
BURRELL
ALBION
NORTH
EAST
LESTER ST
MARSHFIELD
LONGMEADOW ST
COTTAGE
PLAYGROUND
RALPH WALDO EMERSON SCHOOL (E1)
LITTLE SISTERS OF THE POOR HOME FOR THE AGED
ST PATRICKS R.C. CHURCH
SAMUEL W MASON E.C. SCHOOL
MILLER PARK
ROLLINS CT
LEWIS STREET
CLIFTON STREET
GEORGE AVENUE
ROSWELL STREET
CEDRIC STREET
DUNMORE STREET
BROOK AVENUE
BATCHELDER

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87 Z-10430
Joseph G. MacDonald
1496 Columbia Road
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Erect 12 x 12 one-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10430, Joseph G. MacDonald, 1496 Columbia Road, South Boston, for variance to erect one-story addition to one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Proposed rear addition over existing kitchen. Yard deficiency will not be increased.

Z-10430 1496 COLUMBIA RD SOUTH BOSTON

LD

HARBOR

AND BULKHEAD LINE

12

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87 Z-10432
176 Federal Street Realty Trust
172-180 Federal Street
Boston

Site: Six-story structure

District(s): General business (B-10)

Purpose: Change occupancy from stores, offices, tavern, and restaurant to same and take-out restaurant.

Violation(s): Take-out restaurant is forbidden use.

VOTED: In reference to petition Z-10432, 176 Federal Street Realty Trust, 172-180 Federal Street, Boston, for conditional use for change of occupancy from stores, offices, tavern, and restaurant to same and take-out restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommmends approval with the following provisos: that the proponent maintain sidewalk free from restaurant refuse; that the proponent's deliveries for the proposed restaurant are consistent with the Boston Transportation Department's regulation which states that such deliveries may not take place between the hours of 7:00-9:00 a.m. and 3:30-6:00 p.m., as currently regulated in the area. Apart from this particular traffic issue, the proposed conditional use for a "Bailey's" Restaurant would conveniently service persons working in the area, as well as those walking between the downtown and South Station areas. Because this proposed use partially fronts on a sidewalk/plaza area, further traffic impacts are minimized.

Z-10432 172-180 FEDERAL STREET, BOSTON

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87

Z-10433
Huntington Avenue Development
Leo J. Lydon
261-265 Huntington Avenue
Hyde Park

Site: 33,690 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect 16 apartments.

Violation(s): Multifamily dwelling is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-10433, Huntington Avenue Development, Leo J. Lydon, 261-265 Huntington Avenue, Hyde Park, for forbidden use and variance to erect sixteen apartments in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposal inappropriate and excessive. Appellant must again meet with the Authority to address primary concerns of density and site plan.

Z-10433 261-265 HUNTINGTON AVE HYDE PARK

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87

Z-10434
Book Associates
T. Garrick Steele
425 Boylston Street
Boston

Site:

District(s): Apartment (B-6-90-A)

Purpose: Erect nine-story office structure.

Violation(s): Restaurant is conditional use.

Excessive floor area ratio and height of building.

Insufficient front, rear yards, and off-street parking.

VOTED: In reference to petition Z-10434, Book Associates, T. Garrick Steele, 425 Boylston Street, Boston, for conditional use and five variances to erect a nine-story office structure in a general business (B-6-90-A) district, the Boston Redevelopment Authority recommends deferral until developer has met with the Boylston Street Citizens Review Committee.

Z-10434 425 BOYLSTON ST BOSTON

15

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87 Z-10436
Colin Campbell
5 Cygnet Street
Brighton

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect 7½ x 12 22' rear porch addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10436, Colin Campbell, 5 Cygnet Street, Brighton, for variance to erect rear porch addition to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Minimal rear yard deficiency of seven feet. Five abutters have signed petition in support of proposal.

Z-10436 5 CYGNET ST BRIGHTON

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87

Z-10437
John F. Canney
55 Rockne Avenue
Dorchester

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Enlarge existing porch of one-family dwelling by approximately 81 square feet.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-10437, John F. Canney, 55 Rockne Avenue, Dorchester, for three variances to enlarge existing porch of one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Renovation of and addition to existing glassed in porch will provide much needed space and enable family to remain in area.

Z-10437 55 ROCKNE AVE DORCHESTER

17

Board of Appeal Referrals 9/23/87

Hearing:	9/29/87	Z-10438 Edward L. Bullock 23 Bluefield Terrace Mattapan
Site:	2½-Story structure	
District(s):	Residential, two-family (R-.5)	
Purpose:	Erect two-story 13 x 16 rear addition to two-family dwelling.	
Violation(s):	Insufficient side yard.	

VOTED: In reference to petition Z-10438, Edward L. Bullock, 23 Bluefield Terrace, Mattapan, for variance to erect two-story rear addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Adequate rear yard will remain after proposed addition for expanding family.

Z-10438 23 BLUEFIELD TER MATTAPAN

Board of Appeal Referrals 9/23/87

Hearing:	9/29/87	Z-10439 Debbie DeMello 144 Newburg Street Roslindale
Site:	1½-Story structure	
District(s):	Single-family (S-.5)	
Purpose:	Change occupancy from one- to two-family dwelling; erect right side dormer.	
Violation(s):	Two-family dwelling is forbidden use. Insufficient lot area.	

VOTED: In reference to petition Z-10439, Debbie DeMello, 144 Newburg Street, Roslindale, for forbidden use for change of occupancy from one- to two-family dwelling and erect right side dormer in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed two-family dwelling is inappropriate in this single-family area and would create an unwanted precedent and substandard lot.

Z-10439 144 NEWBURG ST ROSLINDALE

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87

Z-10440
Mattapan Church of Christ
James L. Anderson
522-530 River Street
Mattapan

Site: Two-story structure

District(s): General business (B-1)

Purpose: Increase capacity of day care center from 40 to 65 children.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-10440, Mattapan Church of Christ, James L. Anderson, 522-530 River Street, Mattapan, for variance to increase capacity of day care center from 40 to 65 children in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral. It is unknown at this time whether the additional space acquired by the facility can adequately accommodate proposed increase of 25 children. Appellant should meet with the Office of Children to determine this issue.

Z-10440 522-530 RIVER ST MATTAPAN

20

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87 Z-10441-10442
Ronald C. DiGregorio
81-83 West Cottage Street
Dorchester

Site: 2½-Story duplex structure

District(s): Apartment (H-1)

Purpose: Change occupancy of each structure from two to three apartments and subdivide.

Violation(s): Insufficient lot area.

VOTED: In reference to petitions Z-10441-10442, Ronald C. DiGregorio, 81-83 West Cottage Street, Dorchester, for two variances for change of occupancy for each structure from two to three apartments and subdivide in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval of change of occupancy which is currently existing and was at time of purchase by appellant; and denial of subdivision as it would create two substandard lots incompatible with the surrounding neighborhood.

Z-10441-10442 81-83 WEST COTTAGE ST DORCHESTER

Board of Appeal Referrals 9/23/87

Hearing: 9/29/87

Z-10443-10445
285 Main Street Trust
Jeffrey F. Allsopp, Trustee
285-287 Main Street
Charlestown

Site:

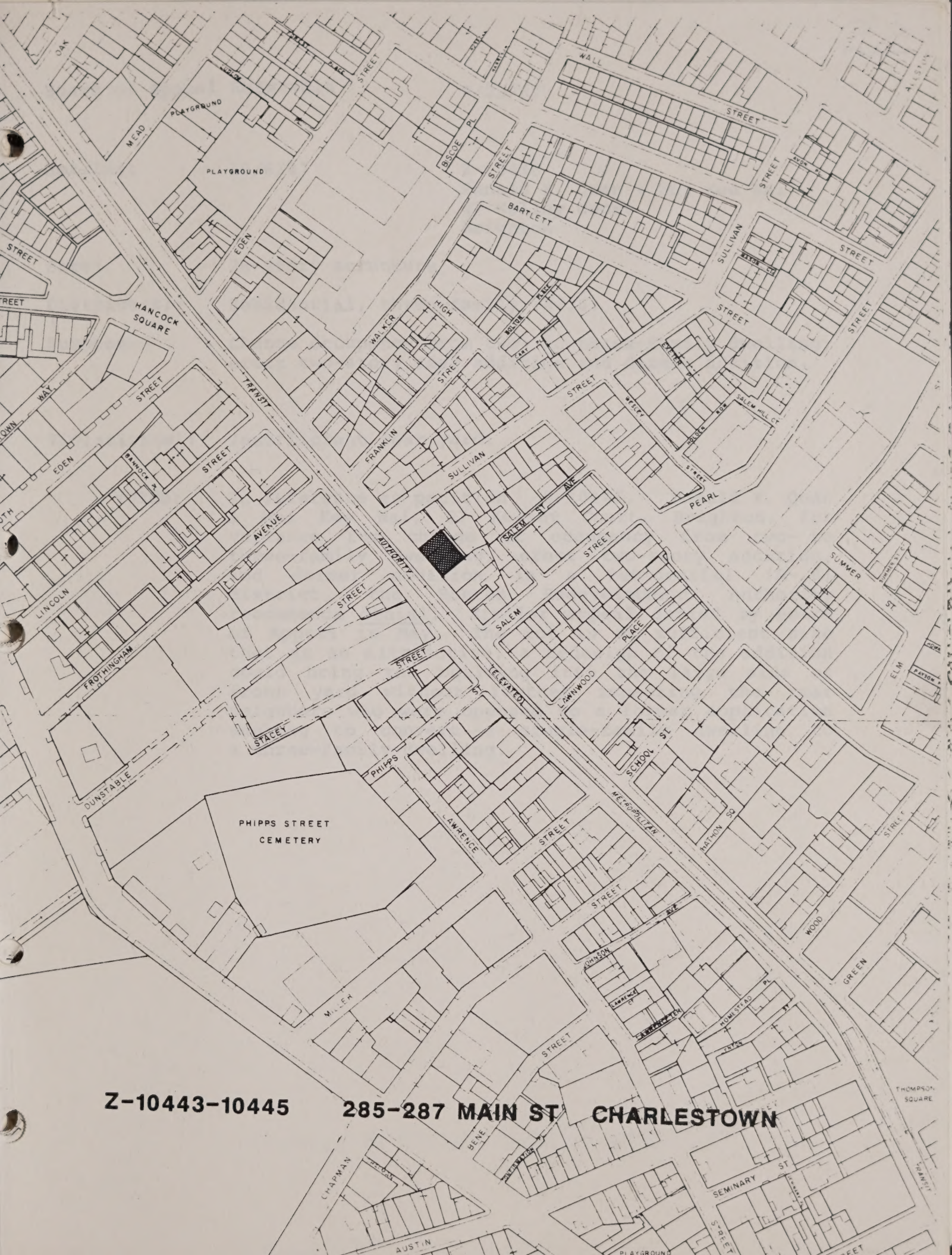
District(s): Local business (L-1)

Purpose: Combine buildings; for six apartments, two stores, and beauty salon; erect two-story addition.

Violation(s): Excessive floor area ratio.

Insufficient lot area, open space, and rear yard.

VOTED: In reference to petitions Z-10443-10445, 285 Main Street Trust, Jeffrey F. Allsopp, Trustee, 285-287 Main Street, Charlestown, for twelve variances to combine buildings for six apartments, two stores, beauty salon, and erect two-story addition in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is consistent with mixed residential-commercial uses and enhance building line along Main Street.



Z-10443-10445 **285-287 MAIN ST CHARLESTOWN**

22

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10446
Ronald K. Quan & Wai Kee Wai
27 Kelley Court
Brighton

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling; erect two-story rear addition and dormer addition.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10446, Ronald K. Quan & Wai Kee Wai, 27 Kelley Court, Brighton, for variance for change of occupancy from two- to three-family dwelling, erect two-story addition, and dormer addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Similar appeal denied by Board of Appeal in May. The lot is of sufficient size that as an alternative, a redesign of the addition could bring the building into the large side or front yard without further impacting the rear neighbors who were opposed to a former application seeking to convert a single-family dwelling to a three-family dwelling.

Z-10446 27 KELLEY COURT BRIGHTON

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10450
Rosemary McCollum
7 Long Terrace
West Roxbury

Site: 5,406 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petition Z-10450, Rosemary McCollum, 7 Long Terrace, West Roxbury, for two variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral until appellant reviews these plans for manufactured home with Neighborhood Council who has significant concerns regarding this type of proposal.

Z-10450 7 LONG TERRACE WEST ROXBURY

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10451
Abelardo Bombiela
9 Quarley Road
Roslindale

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect 24 x 13' rear addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10451, Abelardo Bombiela, 9 Quarley Road, Roslindale, for two variances to erect rear addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Rear addition for needed family space will have minimal visual impact on surrounding properties.

Z-10451 9 QUARLEY RD ROSLINDALE

25

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10453
Andrea Lamp Peabody
23 Ridgeway Lane
Boston

Site: Three-story structure

District(s): Apartment (H-2-65)

Purpose: Legalize rooftop addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-10453, Andrea Lamp Peabody, 23 Ridgeway Lane, Boston, for two variances to legalize rooftop addition to one-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Rooftop addition was constructed in 1985, replacing a deteriorated structure of the same dimensions erected prior to 1950. Beacon Hill Civic Association has no opposition.

Z-10453 23 RIDGEWAY LANE BOSTON

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10454
Horatio Davids
719 Washington Street
Dorchester

Site: Gas service station

District(s): Local business (L-1)

Purpose: Change occupancy from service station to auto repair and customizing.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-10454, Horatio Davids, 719 Washington Street, Dorchester, for change in nonconforming use for change in occupancy from service station to auto repair and customizing in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The use of this property for auto-related business is not appropriate as proposed. The site is located close to an elementary school and directly abuts a residence. Specific concerns of the present proposal are traffic impacts related to automotive repair on school crossing, noise, and fume impact on the abutting home, and storage of automobiles on property. Appellant must meet with the community to resolve these issues.

Z-10454 719 WASHINGTON ST DORCHESTER

Board of Appeal Referrals 9/23/87

21

Hearing: 10/6/87

Z-10461
Schiavo Realty Trust
1893-1897 River Street
Hyde Park

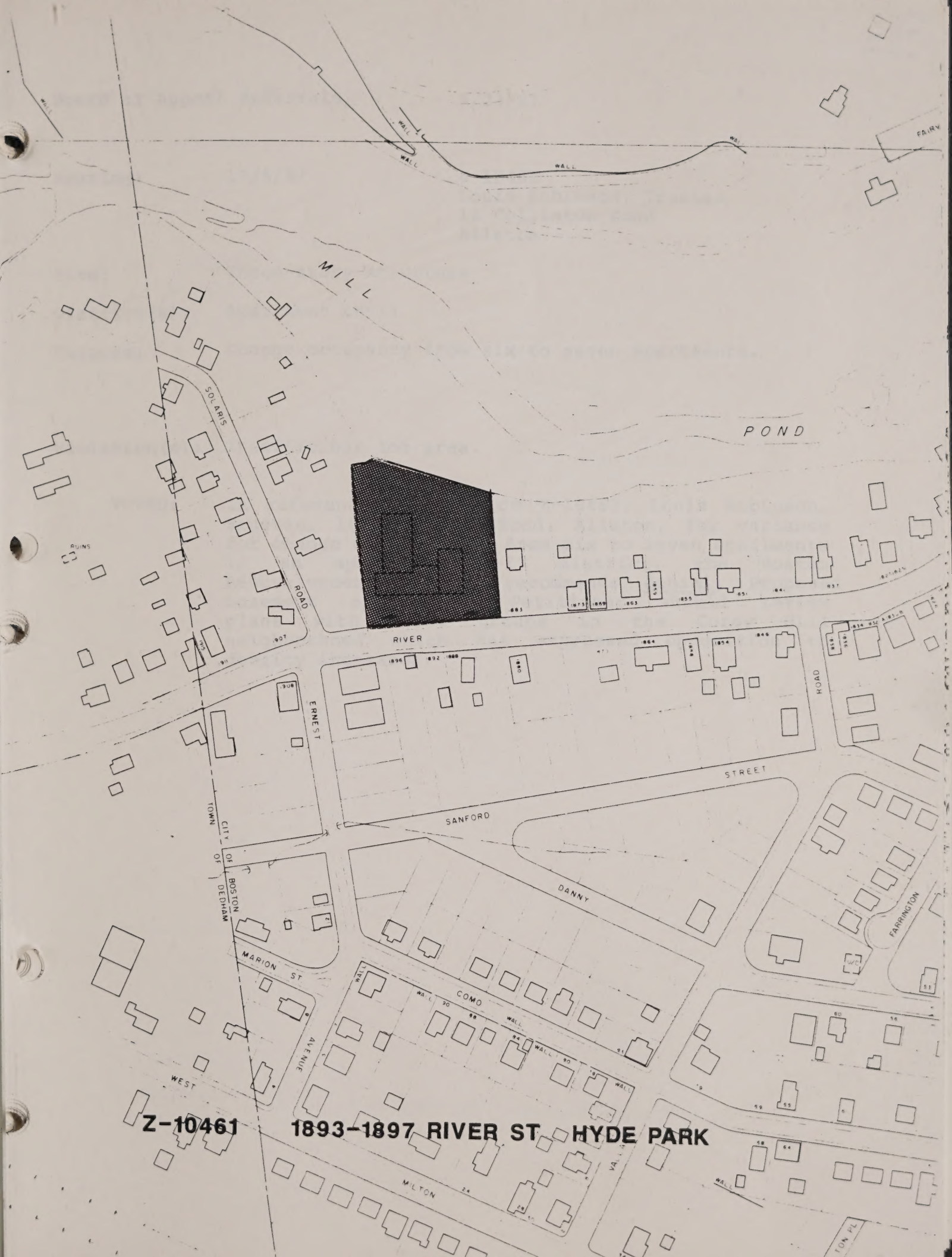
Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy of outdoor dismantling of auto parts to attached uses.

Violation(s): Ise items 34, 35, 38, 39, 40, 41, 43, 44, 46, and 55 are forbidden uses.

VOTED: In reference to petition Z-10461, Schiavo Realty Trust, 1893-1897 River Street, Hyde Park, for ten forbidden uses for change of occupancy from outdoor dismantling of auto parts to attached uses in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial of storage of contractor's equipment and approval of other with proviso that plans with particular respect to exterior treatment of stores, landscaping, traffic impacts, and parking be submitted to the Authority for design review approval. The proposed retail complex will provide services to the local community and remove an automobile junkyard, which has been an eyesore and bring needed local business to the Readville/Hyde Park area. The Authority has concerns regarding the construction and the exterior treatment of the stores, appropriate landscaping plan and that traffic and parking impacts be adequately addressed by the appellant. The storage of contractor's equipment is not appropriate on this site and will negatively impact the surrounding residential properties.



Z-10461 1893-1897 RIVER ST., HYDE PARK

28

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87 Z-10462
Louis Robinson, Trustee
16 Colliston Road
Allston

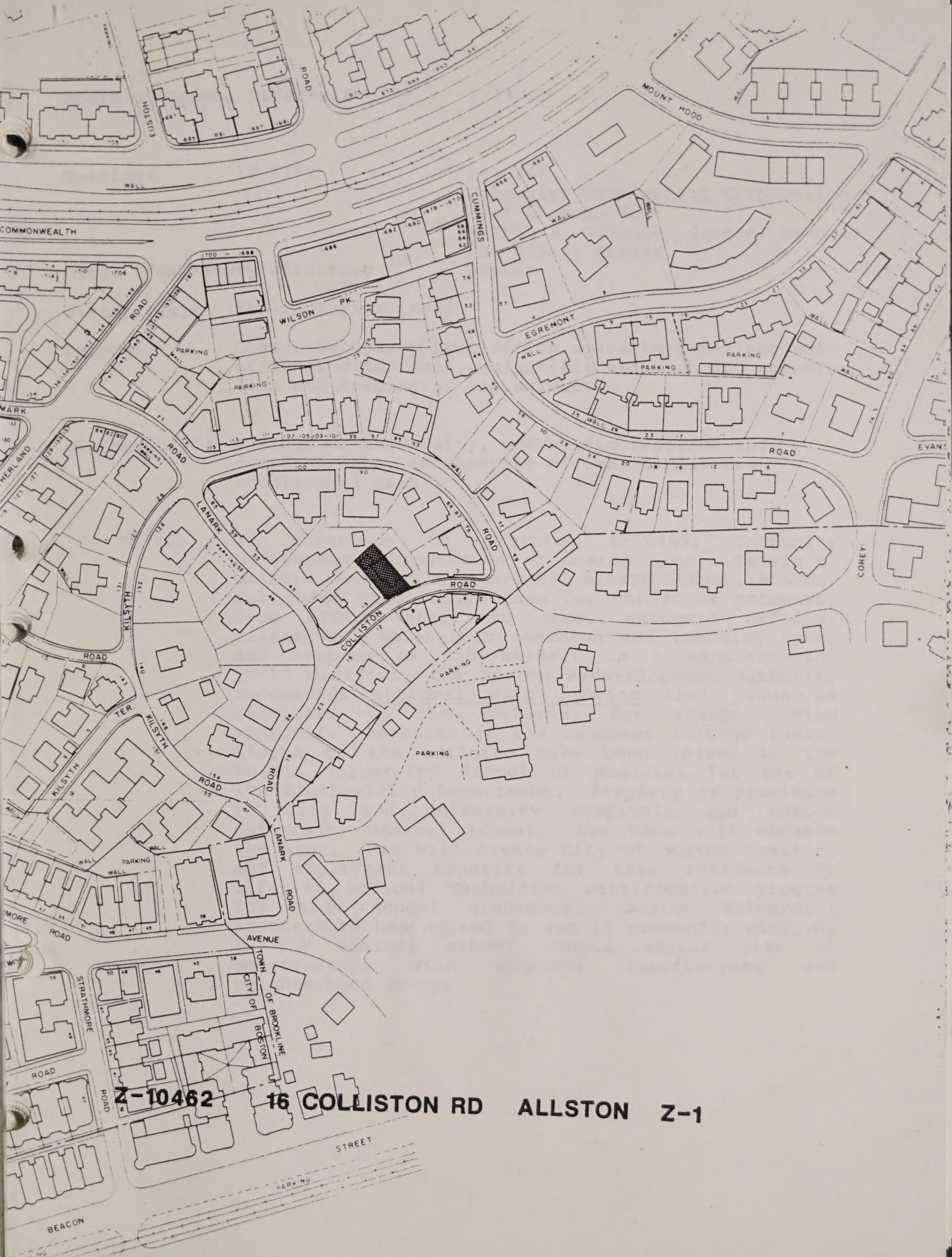
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from six to seven apartments.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10462, Louis Robinson, Trustee, 16 Colliston Road, Allston, for variance for change of occupancy from six to seven apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposed basement apartment. Petitioner should review plans with civic groups in the Corey Hill neighborhood which has expressed opposition to density increases.



Z-10462 16 COLLISTON RD ALLSTON Z-1

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10465
Community Development Corporation
of Boston, Inc.
Marvin E. Gilmore, General Manager
801 Albany Street
Boston

Site: Four-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from office space to same, academic offices, classrooms, scientific research and teaching labs and keeping of lab animals.

Violation(s): College or university, scientific research and teaching labs, and keeping of lab animals are conditional uses.

VOTED: In reference to petition Z-10465, Community Development Corporation of Boston, Inc., Marvin E. Gilmore, General Manager, 801 Albany Street, Boston, for three conditional uses for change of occupancy from office space to same, academic offices, classrooms, scientific research and teaching labs, and keeping of lab animals in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Portions of the basement through fourth floors of the building have been leased by the Boston University School of Medicine for use of its Biochemistry Department. Property is proximate to City and University Hospitals and Boston University Medical School. New uses will enhance the area. Use will create City of Boston training and employment benefits for area residents by offering Medical Technician certification program for high school graduates. Boston University furthermore has agreed to and is presently carrying out a medical school campus master plan in coordination with adjacent institutions and neighborhood groups.

Z-10465 801 ALBANY ST BOSTON

30

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10467
Edward Austras
242 West Third Street
South Boston

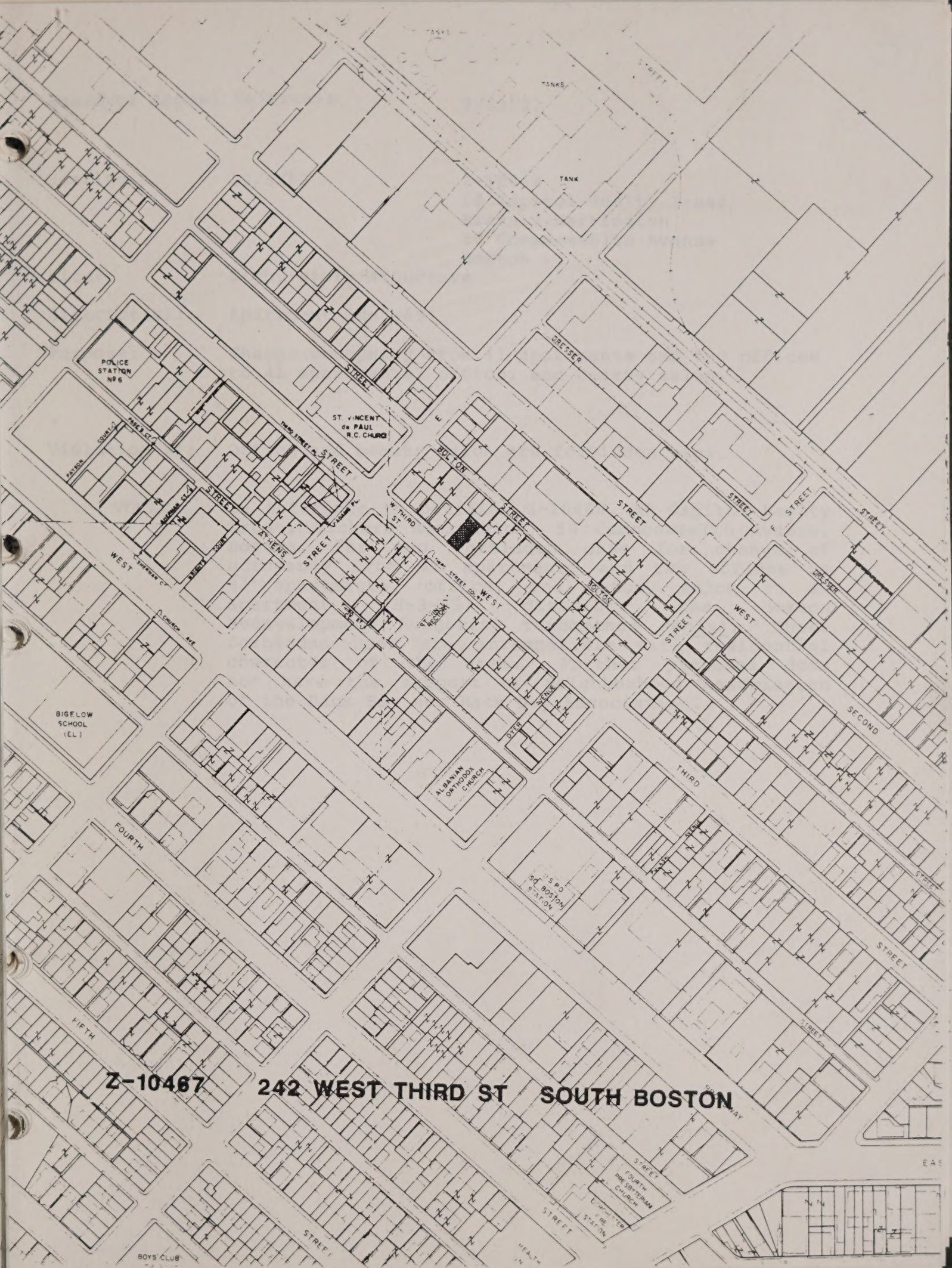
Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10467, Edward Austras, 242 West Third Street, South Boston, for two variances for change of occupancy from two- to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Third-family unit destroyed by fire in 1979 will be restored.



Z-10467 242 WEST THIRD ST SOUTH BOSTON

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10468
50 Capitol Realty Trust
Richard Harrington
50 Commonwealth Avenue
Boston

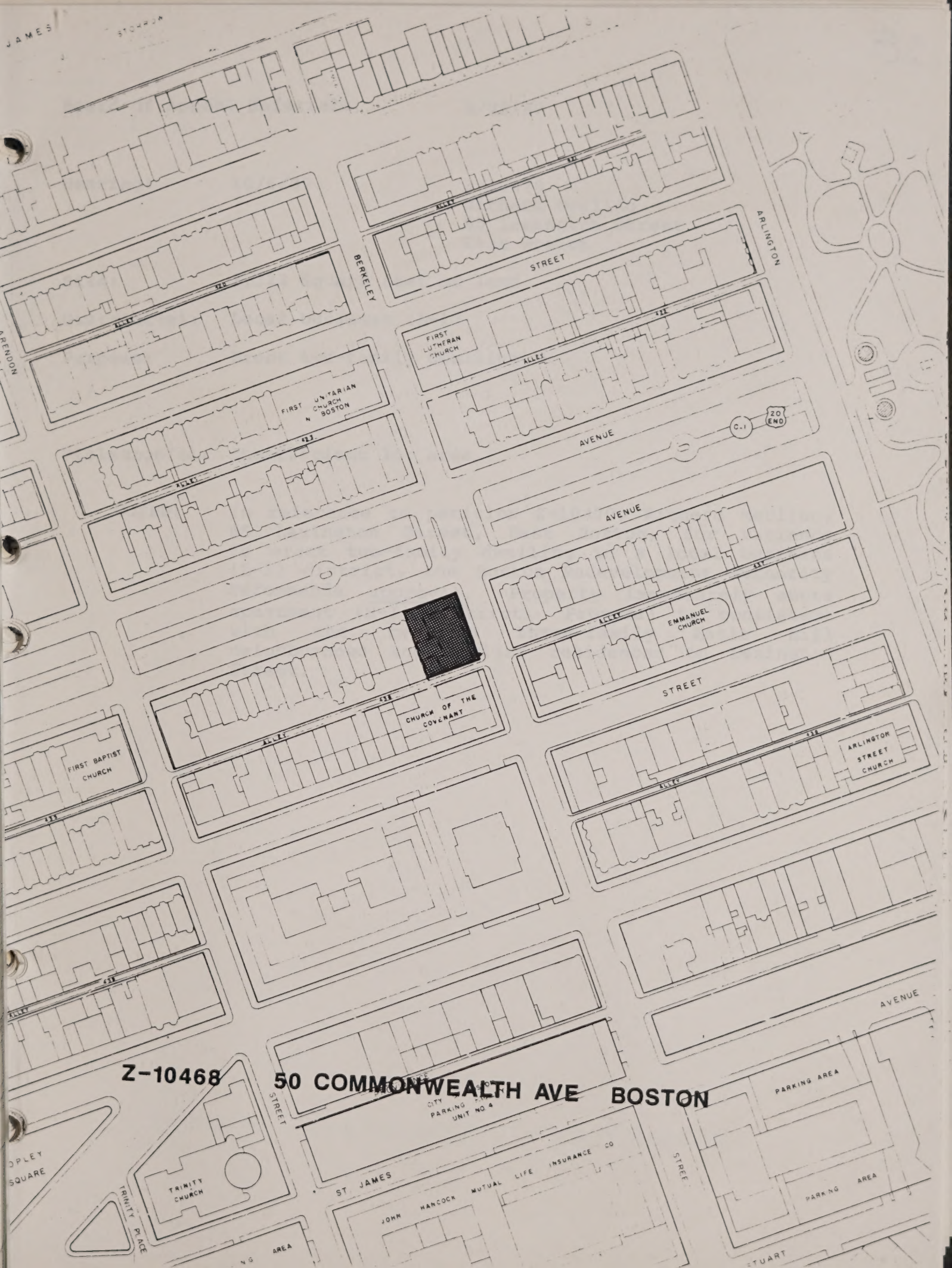
Site: Eight-story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from 41 apartments and two offices to 41 apartments, office, and beauty salon.

Violation(s): Office and beauty salon are forbidden uses.

VOTED: In reference to petition Z-10468, 50 Capitol Realty Trust, Richard Harrington, 50 Commonwealth Avenue, Boston, for two forbidden uses for change of occupancy from 41 apartments and two offices to 41 apartments, office, and beauty salon in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. These forbidden uses are incompatible with residential character of the area. Further proposal does not have the support of Neighborhood Association of the Back Bay nor Back Bay Association.


Z-10468
50 COMMONWEALTH AVE BOSTON
BERKELEY
STREET
ARLINGTON
STREET
AVENUE
FIRST UNITARIAN CHURCH IN BOSTON
FIRST LUTHERAN CHURCH
ALLEY
C.I
20 END
AVENUE
EMMANUEL CHURCH
CHURCH OF THE COVENANT
FIRST BAPTIST CHURCH
ARLINGTON STREET CHURCH
AVENUE
PARKING AREA
CITY PARKING UNIT NO 4
ST JAMES
JOHN HANCOCK MUTUAL LIFE INSURANCE CO
TRINITY CHURCH
TRINITY PLACE
PARKING AREA
STUART

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10470
Richard Merlino
65 Lexington Street
East Boston

Site: 2,322 Square feet of land

District(s): Local business (L-1)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10470, Richard Merlino, 65 Lexington Street, East Boston, for variance to erect two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Property immediately abuts apartment (H-1) district. Proposal is consistent with the two- and three-family Eagle Hill neighborhood and similar residences on Lexington Street.

Z-10470 65 LEXINGTON ST EAST BOSTON

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10474
Louis L. Lima
275 Forest Hills Street
Jamaica Plain

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10474, Louis L. Lima, 275 Forest Hills Street, Jamaica Plain, for variance to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that comprehensive plans be submitted to the Authority for design review approval. A vacant lot which has been an eyesore to the area will be eliminated.

Z-10474 275 FOREST HILLS ST JAMAICA PLAIN

Board of Appeal Referrals 9/23/87

34

Hearing: 10/6/87

Z-10475
Yvonne M. Arts
289 K Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10475, Yvonne M. Arts, 289 K Street, South Boston, for two variances for change of occupancy from two- to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Three-family dwelling purchased as such over twenty years ago and is so presently occupied.

SOUTH BOSTON BRANCH BOSTON PUBLIC LIBRARY
BROADWAY
EAST
STREET
K ST FIRE STATION
SOUTH BAPTIST CHURCH
GATE OF HEAVEN CHURCH (R.C.)
MINNIE CT
JAY
EMERSON
CHURCH OF OUR SAVIOUR
JOSEPH TACKERMAN SCHOOL
ST. PETER SCHOOL (EL.)
BECKLER AVENUE
GASTON SCHOOL (EL.)
WEBB PK
PLACE
BREWSTER
BAYVIEW PL
NORCROSS PL
HART PLACE
HATCH
TICKNOR
COLUMBIA
MARINE
ROAD
LANE
Z-10475
289 K ST
SOUTH BOSTON

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10476
The New England School of Arts & Design
28 Newbury Street
Boston

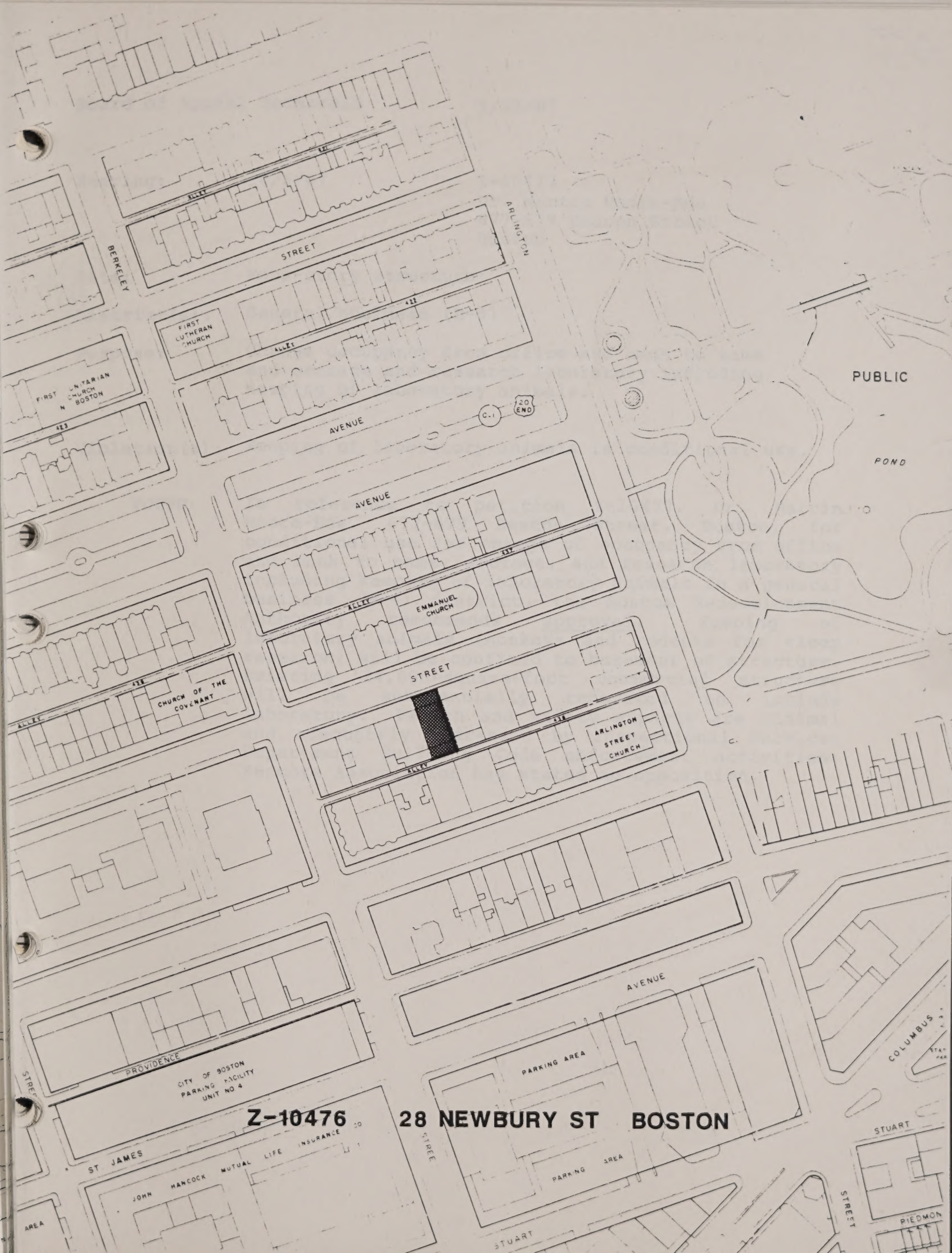
Site: Four-story structure

District(s): General business (B-3-65)

Purpose: Erect interior library addition to school structure.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-10476, The New England School of Arts & Design, 28 Newbury Street, Boston, for extension of nonconforming use to erect interior library addition to school structure in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. Interior structural change; no impact nor significant expansion of institutional use.


BERKELEY
STREET
ARLINGTON
FIRST UNITARIAN CHURCH IN BOSTON
FIRST LUTHERAN CHURCH
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POND
EMMANUEL CHURCH
STREET
CHURCH OF THE COVENANT
ARLINGTON STREET CHURCH
AVENUE
PROVIDENCE
CITY OF BOSTON PARKING FACILITY UNIT NO 4
PARKING AREA
COLUMBUS
ST JAMES
JOHN HANCOCK MUTUAL LIFE INSURANCE
STUART
PIEDMON
Z-10476
28 NEWBURY ST BOSTON

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10477
Dr. Martin Moore-Ede
677-679 Beacon Street
Boston

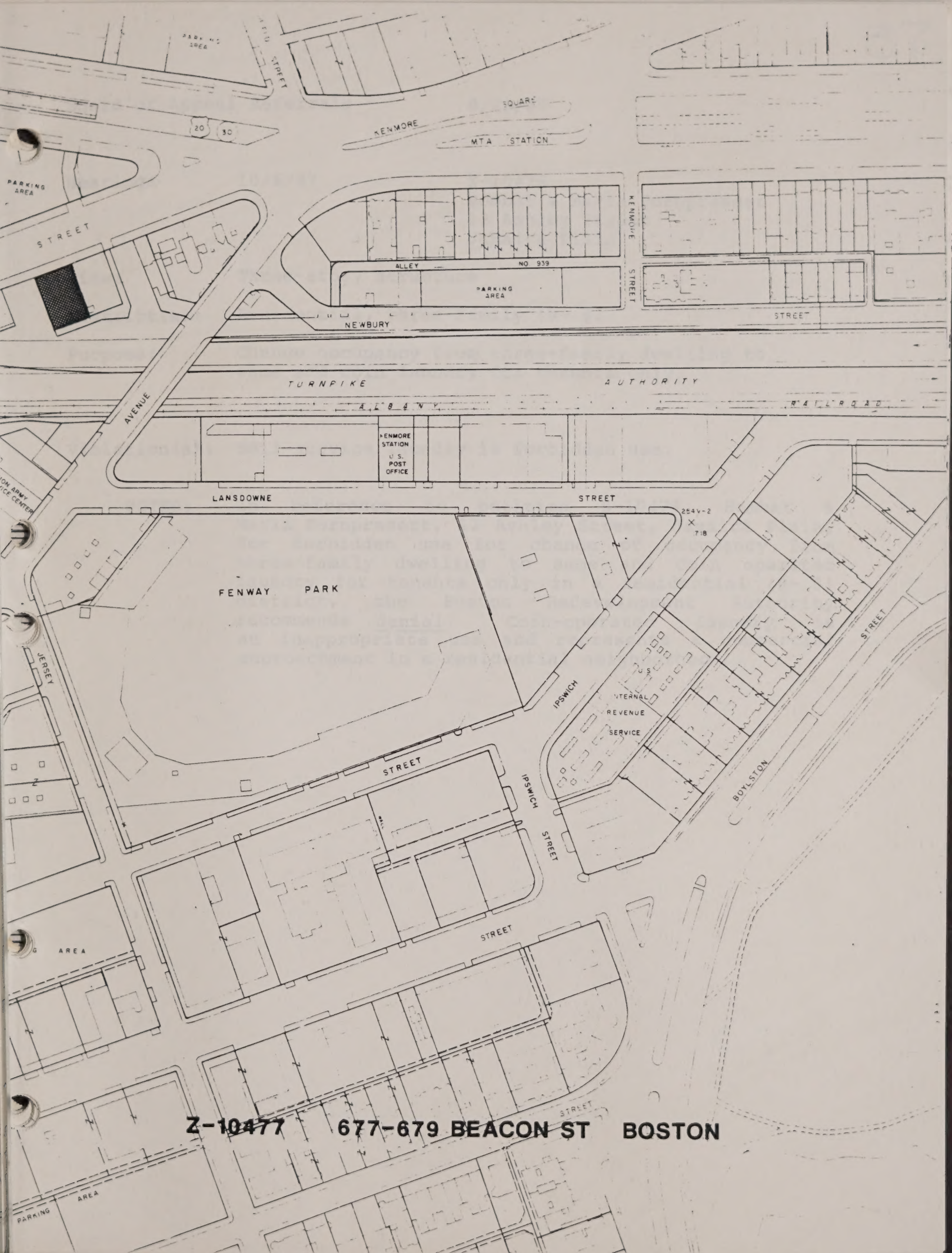
Site: Four-story structure

District(s): General business (B-4)

Purpose: Change occupancy from office and bank to same and storage and research laboratory including keeping of laboratory animals.

Violation(s): Keeping of laboratory animals is conditional use.

VOTED: In reference to petition Z-10477, Dr. Martin Moore-Ede, 677-679 Beacon Street, Boston, for conditional use for change of occupancy from office and bank to same, storage, and research laboratory including keeping of laboratory animals in a general business (B-4) district, the Boston Redevelopment Authority recommends approval. Keeping of laboratory animals (monkeys and rodents for sleep research) will be confined to basement of structure. Existing 24,000-square-foot commercial structure will be substantially renovated to include laboratory. Health and safety aspects are minimal and adequately addressed by Inspectional Services Department Building Code enforcement activities. Kenmore Association has stated no opposition.



Z-10477 677-679 BEACON ST BOSTON

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10479
Sombat & Maria Pornprasert
12 Ashley Street
Jamaica Plain

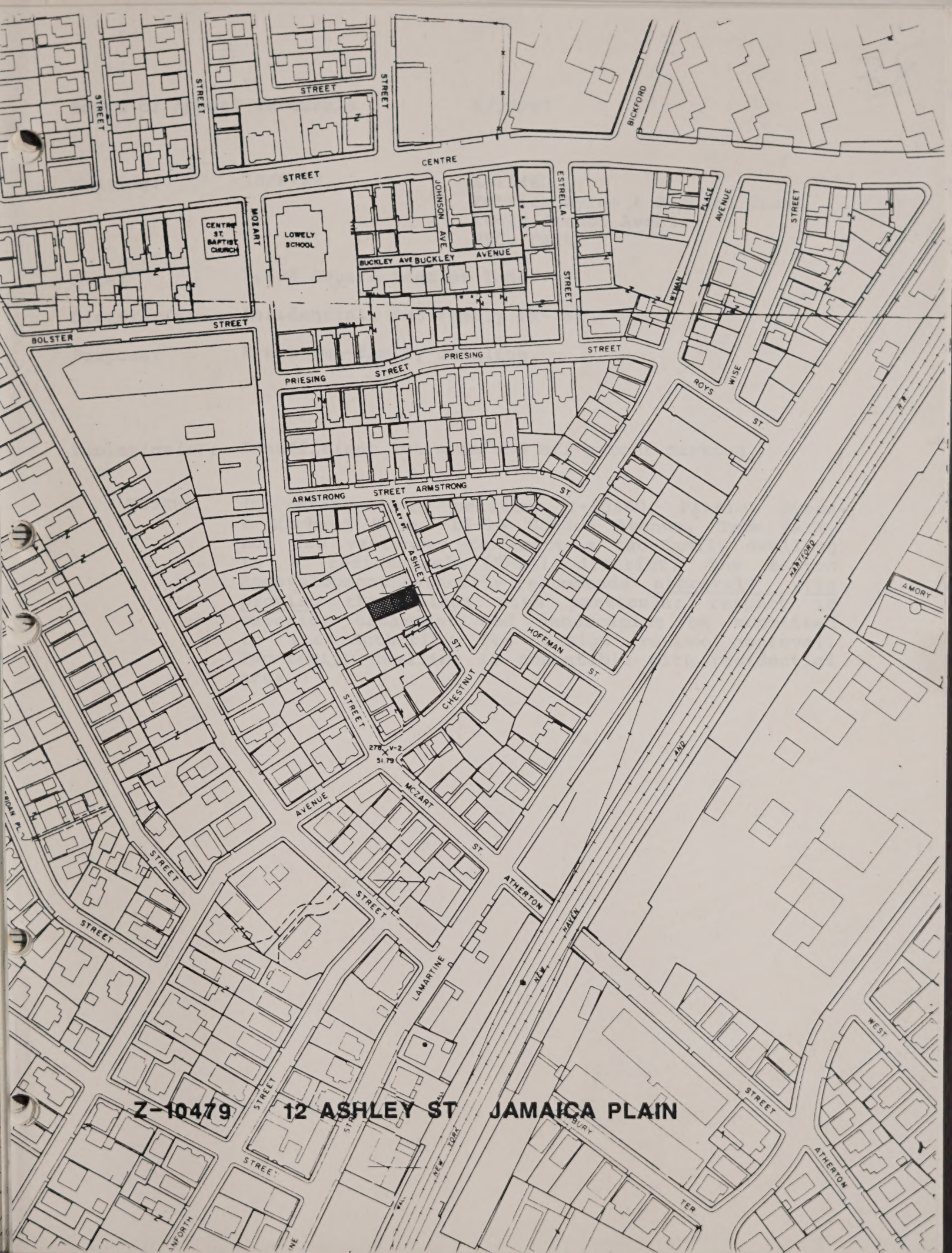
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three-family dwelling to same and coin laundry for tenants only.

Violation(s): Self-service laundry is forbidden use.

VOTED: In reference to petition Z-10479, Sombat & Maria Pornprasert, 12 Ashley Street, Jamaica Plain, for forbidden use for change of occupancy from three-family dwelling to same and coin operated laundry for tenants only in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Coin-operated laundry is an inappropriate use and represents a commercial encroachment in a residential neighborhood.



Z-10479 12 ASHLEY ST JAMAICA PLAIN

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10480
Patrick Byrne & Richard True
16-18 Gordon Avenue
Hyde Park

Site: 7,693 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-10480, Patrick Byrne & Richard True, 16-18 Gordon Avenue, Hyde Park, for two variances to erect a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment and landscaping be submitted to the Authority for design review approval. Two-family dwelling is compatible with residential area.

Z-10480 16-18 GORDON AVE HYDE PARK

39

Board of Appeal Referrals 9/23/87

Hearing: 9/15/87

Z-10481
J. C. Hillary's Ltd.
Mark Hardzfeld
777-793 Boylston Street
Boston

Site: Three-story structure (offices and restaurant)

District(s): General business (B-6-90A)

Purpose: Provide outside seating for 40 restaurant patrons.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-10481, J. C. Hillary's Ltd., Mark Hardzfeld, 777-793 Boylston STreet, Boston, for variance to provide outside seating for forty restaurant patrons in a general business (B-6-90A) district, the Boston Redevelopment Authority recommends approval with the following provisos: review and approval by the Back Bay Architectural Commission. The Neighborhood Association of the Back Bay has reviewed and approved this project, while the Back Bay Association is in support of the project and believes it to be an appropriate use and compatible with the surrounding area. Board of Appeal deferred hearing on petition until October 20, 1987, upon Authority's recommendation. Existing outdoor seating was under permit to abutting restaurant now under seperate ownership. This permit is sought in order to operate this space legally under petitioner's name.

Z-10481 777-793 BOYLSTON STREET, BOSTON

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10482
Catherine E. Henry
9 Dana Road
West Roxbury

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-1-482, Catherine E. Henry, 9 Dana Road, West Roxbury, for variance to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to siting be submitted to the Authority for design review approval.

GLENELLEN
ROAD
WALL
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LEDGE
ROAD
MAPLE
DANA
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CEDAR
ROAD
PINE
ROAD
OAK
ROAD
RIVERVIEW
STREET
CENTRE
STREET
ROAD
STREET
Z-10482 9 DANA AVE WEST ROXBURY

41

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10484
Boston Architectural Center, Inc.
322 Newbury Street
Boston

Site: Two-story structure

District(s): General business (B-3-65)

Purpose: Erect one-story addition to school structure.

Violation(s): College or university is conditional use.

VOTED: In reference to petition Z-10484, Boston Architectural Center, Inc., 322 Newbury Street, Boston, for conditional use to erect one-story addition to school structure in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval and submitted to the Neighborhood Association of the Back Bay for review. Proposed expansion of Architectural Center into adjacent two-story building will permit institution to provide needed classroom and administrative space. One-story addition is consistent with building heights in the area and is not in violation of existing limits. Back Bay Architectural Commission has approved. Appellant will meet with Neighborhood Association of the Back Bay.

Z-10484 322 NEWBURY ST BOSTON

Board of Appeal Referrals 9/23/87

42

Hearing: 9/29/87

Z-10496
Daniel R. Burke
49-53 Glide Street
Dorchester

Site: 7,223 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, and front yard.

Off-street parking not allowed within front or side yards.

VOTED: In reference to petition Z-10496, Daniel R. Burke, 49-53 Glide Street, Dorchester, for forbidden use and four variances to erect a three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment be submitted to the Authority for design review approval. Vacant lot will be removed. Six off-street parking spaces to be provided. Appellant has met with neighborhood which has no opposition.

Z-10496 49-53 GLIDE ST DORCHESTER

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10503
East Boston Shore Plaza Associates
500-536 Border Street
East Boston

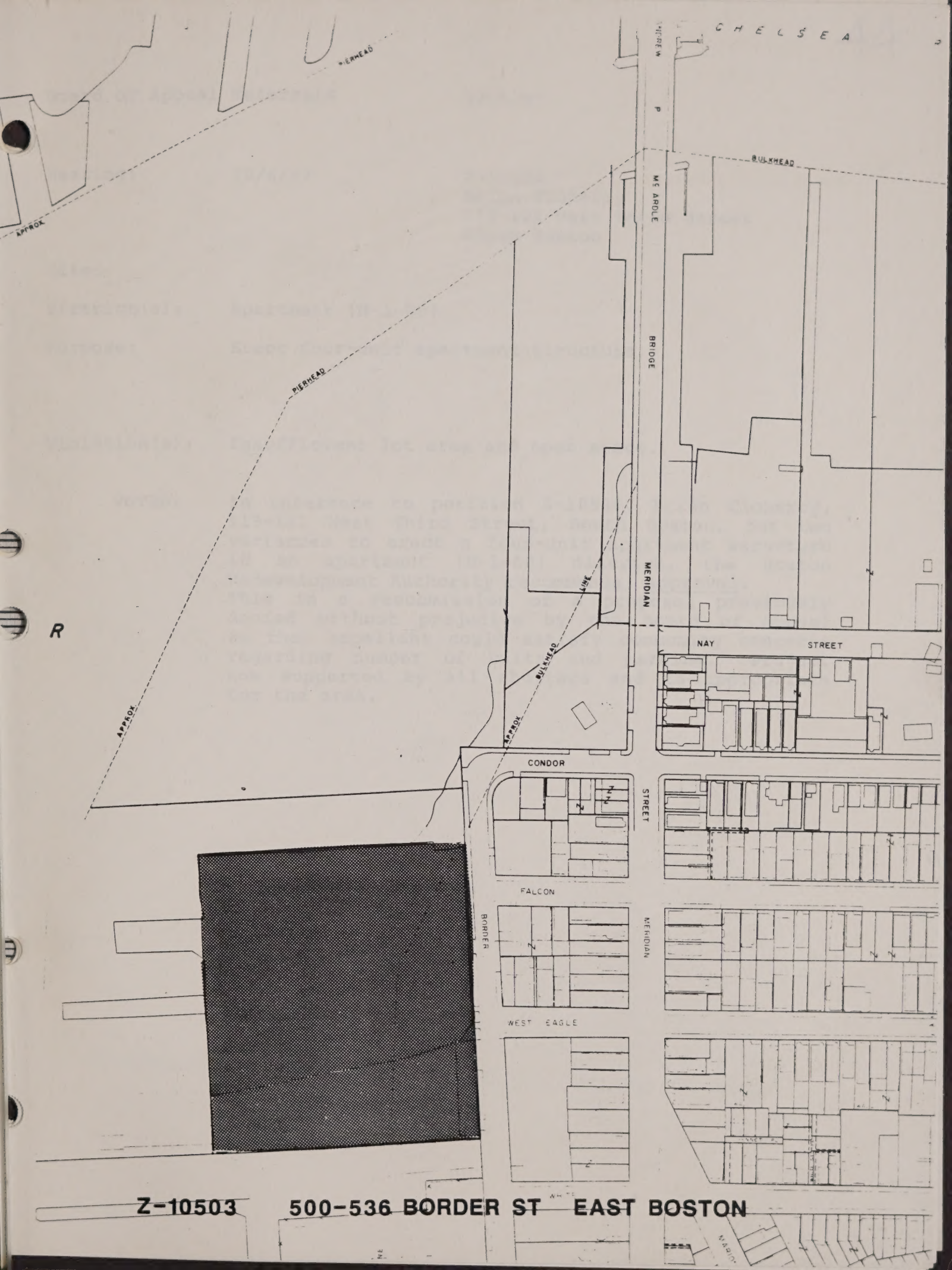
Site: Seven-story structure

District(s): Waterfront (W-2)

Purpose: Change occupancy from 190 apartments, commercial space, and garage to same and day care center for 24 children.

Violation(s): Day care center is conditional use.

VOTED: In reference to petition Z-10503, East Boston Shore Plaza Associates, 500-536 Border Street, East Boston, for conditional use for change of occupancy from 190 apartments, commercial space, and garage to same and day care center for 24 children in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval. The existing land use of 500-536 Border Street is a large multifamily residential structure, Shore Plaza East. A day care center is a compatible use for this site and will provide a needed service for not only the residents at Shore Plaza East but for the surrounding community. The proposed space, originally intended for a commercial use, has been vacant for many years. It is an ideal location for the day care services. The East Boston PZAC voted unanimously to approve this project at their August 26 meeting.



Z-10503 500-536 BORDER ST EAST BOSTON

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10504
Brian Cloherty
119-121 West Third Street
South Boston

Site:

District(s): Apartment (H-1-50)

Purpose: Erect four-unit apartment structure.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10504, Brian Cloherty, 119-121 West Third Street, South Boston, for two variances to erect a four-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. This is a resubmission of a proposal previously denied without prejudice by the Board of Appeal so that appellant could satisfy community concerns regarding number of units and parking. Project now supported by all abutters and is appropriate for the area.

Z-10504 119-121 WEST THIRD ST SOUTH BOSTON

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10516-10518
Flygoe Realty Trust
Peter T. Igoe
119-125 Bolton Street
South Boston

Site: 2,800 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect three attached one-family dwellings.

Violation(s): Excessive floor area ratio.

Insufficient lot area, open space, and rear yard.

VOTED: In reference to petitions Z-10516-10518, Flygoe Realty Trust, Peter T. Igoe, 119-125 Bolton Street, South Boston, for twelve variances to erect three attached one-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Appellant should review plans with Authority and community. Primary concerns are siting of structures and off-street parking.

Z-10516-10518 119-125 BOLTON ST SOUTH BOSTON

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10602-10605
Linwood Court Association Realty Trust
14-20 Linwood Street
Roxbury

Site: Four 3½-story vacant structures

District(s): Apartment (H-1)

Purpose: Rehabilitate structures for 12 condominium units.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petitions Z-10602-10605, Linwood Court Association Realty Trust, 14-20 Linwood Street, Roxbury, to rehabilitate four vacant structures for twelve condominium units in an apartment interim planning overlay (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted for continuing design review approval by the BRA, that an Affirmative Fair Marketing Plan be approved by the Authority and the Boston Fair Housing Commission, and that twenty-five percent (25%) of the units will provide homeownership opportunities for moderate-income families (below 80% of the SMSA median income). The property is located in four vacant three and one-half-story buildings on 10,000 square feet at 14-20 Linwood Street in Roxbury. The proposal will consist of rehabilitating these structures into twelve condominiums. The developer has volunteered to incorporate 25% of the units as affordable to moderate-income families, at a price not to exceed $63,500. The developer has met several times with community residents and the Authority who are currently working together to finalize design and affordable housing elements of the proposal. The Authority granted final designation for this project on June 12, 1986, which included design approval. Authority recommends approval of this petition as one which provides needed affordable housing, reflects sensitive design, includes community input; and is consistent with the provisions of the Roxbury IPOD. The Roxbury PZAC reviewed this proposal at their meeting on Wednesday, September 16, 1987.

14-20 LINWOOD STREET
Z#10602-10605
ROXBURY
STREET
AVENUE
GARDNER
STREET
ANITA
TERRACE
CENTRE
PL.
HIGHLAND
SQUARE
LINWOOD
PARK
LINWOOD
STREET
ELMW
FIRE STA.
ENGINE 25
NO. 14
7289
4026
15,081
5490
4967
2410
2263
1815
1978
1680
1709
5713
13,595
13,470
14,435
3978
3250
6033
3842
4513
1,877
8922
3930
5617
6440
7135
4698
7136
2878
2318
3047
2071
1449
1474
1496
1518
1560
2608
19,145
8052
8945
3000
2427
6000
1445
3372
2064
4220
8563
8886
3570
5674
5991
3944
14,813
23,616
13,644
4334
4334
3750
4789
3010
3058
4090
3518
4092
2102
2462
3872
2040
1980
2865
5329
4349
4626
4529
4628
2110
1885
2010
3320
3760
2116
3600
4171
3045
2349
2888
3563
4721
1156
3760
3760
3760

Board of Appeal Referrals 9/23/87

Hearing: 9/24/87

Z-10641-10643
Sumner Street Development Trust
Gary W. Hendren
57-59 Sumner Street
Dorchester

Site:

District(s): Residential, three-family (R-.8)

Purpose: Erect three townhouse structures--ten apartment units.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient front, rear yards, and access to rear building.

Building in rear of a lot.

VOTED: In reference to petitions Z-10641-10643, Sumner Street Development Trust, Gary W. Hendren, 57-59 Sumner Street, Dorchester, for seven variances to erect three townhouse structures--ten apartment units in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment be submitted to the Authority for design review approval. Property is a Public Facilities land disposition project which haas undergone extensive community review.

Z-10641-10643 57-59 SUMNER ST DORCHESTER

Board of Appeal Referrals 9/23/87

Hearing: 10/6/87

Z-10678-10682
Charlestown Economic Development Corporation
464-472 Main Street
Charlestown

Site: Parcel C-2A-1

District(s): Manufacturing (M-2)

Purpose: Erect four one-family and one two-family attached row structures.

Violation(s): Attached or row house is forbidden use.

Off-street parking not allowed within front or side yards.

Insufficient lot area and front yard.

Excessive floor area ratio.

VOTED: In reference to petitions Z-10678-10682, Charlestown Economic Development Corporation, 464-472 Main Street, Charlestown, for five forbidden uses and fifteen variances to erect four one-family and one two-family attached row structures in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Initial letters of refusal inadvertently omitted forbidden uses for this development, Parcel C-2A-1, already approved by the Authority and Board of Appeal.

Board of Appeal Referrals 9/23/87

Hearing: 9/24/87

Z-10552
Woodbine Associates, Inc.
Josiah N. Fripp, President
76-82 Blue Hill Avenue
Roxbury

Site: 6,320 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect five one-family townhouse dwellings.

Violation(s): Insufficient lot area and front yard.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10552, Woodbine Associates, Inc., Josiah N. Fripp, President, 76-82 Blue Hill Avenue, Roxbury, for two variances to erect five one-family townhouse dwellings in an Interim Planning Overlay apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Vacant lot will be removed. Project reflects architectural detail of the area, provides off-street parking, and has community and Planning and Zoning Advisory Committee support.